

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Eluru Municipal Corporation – Certain variation in the Master Plan - Change of land use from Public and Semi Public use zone to Commercial use in T.S.Nos.625, 626, Door No.17-5-5, GNT Road beside Hero Honda Show Room, Eluru Municipal Corporation to an extent of 5856.18 Sq.Mtrs.- Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 330

Dated the 20th May, 2009.

Read the following:-

1. G.O.Ms.No.312 MA., dated 25.7.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1377/2008/R, dated 10.4.2008.
3. Government Memo. No.6785/H1/2008-1, Municipal Administration and Urban Development Department, dated 16.10.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1377/2008/R, dated 1.1.2009.
5. Government Memo. No.6785/H1/2008-2, Municipal Administration and Urban Development Department, dated 16.02.2009.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1377/2008/R, dated 3.3.2009.
7. From the Commissioner of Printing, A.P., Extraordinary Gazette No.106, Part-I, dated 19.2.2009.
8. From the Commissioner, Eluru Municipal Corporation, Letter Roc.No.542/2007/G2, dated 27.1.2009.

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ORDER:

The draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975, was issued in Government Memo. No.6785/H1/2008-2, Municipal Administration and Urban Development Department, dated 16.02.2009, and published in the Extraordinary issue of A.P. Gazette No.106, Part-I, dated 19.2.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 3.3.2009 has stated that the Commissioner, Eluru Municipal Corporation has informed that the applicant has paid an amount of Rs.1,75,716/- (Rupees one lakh seventy five thousand seven hundred and sixteen only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, E.G.District.
The Municipal Commissioner, Eluru Municipal Corporation, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Eluru Municipal Corporation, West Godavari District.
The District Collector, West Godavari District, Eluru.
The Private Secretary to M(MA&UD).
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.106, Part-I, dated 19.2.2009, as required by clause (b) of the said section.

VARIATION

The site in T.S.Nos.625, 626, Door No.17-5-5, GNT Road beside Hero Honda Show Room, Eluru Municipal Corporation to an extent of 5856.18 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975, is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP No.42/2008/R, which is available in Municipal Office, Eluru Town, **subject to the following conditions; namely:-**

1. The applicant shall pay betterment charges and other required fee etc., to Eluru Municipal Corporation.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall handover the site affected under widening of existing of 69'-0" to 73'-0" wide road to 80 feet wide as per Master Plan at western side to the Eluru Municipal Corporation through registered gift deed at free of cost.
9. The applicant shall obtain prior approval from the competent authority before taking development works.
10. The applicant shall maintain a clear distance of 30 Mtrs., (buffer) from the Railway Boundary to the proposed building.
11. The applicant shall pay 14% of open space charges and betterment charges as per procedure in vogue.

SCHEDULE OF BOUNDARIES

North	:	Building of Nerella Raja (Mahindra show room)
East	:	Railway property.
South	:	P.Parasuram and others (Hero Honda Show Room).
West	:	Existing 69'-0" to 73'-0" wide road to be widened 80 feet wide as per Master Plan.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER